



## BOARD OF ZONING APPEALS MINUTES

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August 1, 2024 - 4:00 P.M.

City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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**In attendance:** Kathryn Fenner, Celia Mackintosh, Sherard Duval, Davis Whittle

**Absent:** John Gregory, Jonathan Vang

**Staff:** Hope Hasty, Erica Jaen, Madelyn Bowden

### I. CALL TO ORDER and DETERMINATION OF QUORUM

Kathryn Fenner, co-chair, called the meeting to order at 4:03 P.M.

Members of the Board of Zoning Appeals (BOZA) were introduced along with staff. Quorum was confirmed. Applicants and others who wished to speak were sworn in.

Hope Hasty, Zoning Administrator, reviewed the consent agenda.

### II. CONSENT AGENDA

#### A. APPROVAL OF MINUTES

##### 1. Approve July 11, 2024 Minutes

#### B. OLD BUSINESS

NONE

#### C. NEW BUSINESS

##### 2. 2024-0009-V      2510 Cypress Street (TMS# 11413-16-04) Variance to reduce the side yard setback standard on a residential lot (E. Coryelle Upton) (RSF-3, OV-HP)

Ms. Mackintosh made motion to approve the consent agenda. Mr. Whittle seconded the motion. All aye. Motion passed 4-0.

### III. REGULAR AGENDA

#### A. OLD BUSINESS

NONE

#### B. NEW BUSINESS

2.           2024-0008-SE       2000 Greene Street Unit B (TMS# 11308-06-01) Special exception to permit a liquor store in the CAC district (James C. Bigby, JCB Operating Co, Inc. Db a Tilly's Warehouse) (CAC, OV-5P)

Ms. Hasty introduced the special exception request and invited the applicant to the podium to present the case.

Kat Schillaci, Esq., applicant's attorney, provided an overview of the request. The overview included Mr. Bigby's background, planned building upgrades, wine and liquor sales, retail store hours, support letters, site security and the results of a traffic impact study.

Mr. Bigby, Applicant, advised that the proposed liquor store will only sell alcohol but will not sell mini bottles.

Members of the public were invited to speak in favor of or opposition to the request.

In support:

Reggie McKnight, Neighbor

In opposition:

John Davis, Wales Garden Neighbor

Susie Dibble, University Hill Neighbor

The opposition cited the liquor stores use is not needed in the area.

As no one else spoke in favor or opposition to the request, the applicant was allowed time for rebuttal of comments made by the public.

Kat Schillaci addressed the opposition and reiterated the hours of operation and made clear that the business is not targeting students but will be a responsible business for all community members.

Mr. Bigby advised that he will have a high end identification scanner to prevent underage sales. There will be no lottery sales and no graphics on windows.

Testimony closed and Board discussion ensued.

Ms. Mackintosh made motion to approve the application. Mr. Duval seconded the motion. All aye. Motion passed 4-0.

IV.       OTHER BUSINESS

NONE

V.       ADJOURNMENT

Motion to adjourn the meeting by Ms. Mackintosh  
Motion seconded by Mr. Duvall. All aye. Motion passed 4-0.  
Meeting adjourned at 4:43 P.M.